HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau[1] CMA (Ontario)

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

DECREASED to

1.7%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,113

UP by 2.1%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.6% Vacancy Rate	1.4% Vacancy Rate	2.1% Vacancy Rate	2.4% Vacancy Rate
$836 Avg. Rent	$1,023 Avg. Rent	$1,232 Avg. Rent	$1,568 Avg. Rent

"Stronger demand conditions for purpose-built rental apartments pushed down their vacancy rate, however the condominium vacancy rate increased."

Anne-Marie Shaker
Senior Market Analyst, CMHC

*CMHC collects data on the primary and secondary rental market annually in the fall. Those data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Key Analysis Findings

- Demand grew at a stronger rate outpacing supply, and pushing down the purpose-built apartment vacancy rate in 2017
- The average fixed sample rent for two-bedroom apartments increased 2.0% compared to 2016
- Condominium supply outpaces demand, and the vacancy rate went up

Tighter rental market conditions as demand outstrips supply

According to the results of the Rental Market Survey conducted in October 2017, the purpose-built apartment vacancy rate in Ottawa declined to 1.7% from 3.0% in October 2016. The tighter vacancy rate was mainly due to stronger demand conditions. Demand for purpose-built rental accommodations rose at a strong rate this year, leading to a lower vacancy rate compared to 2016. The number of occupied units is estimated to have risen by just over 1,400 units relative to a supply increase of 637 units. Strong demographic and economic fundamentals have supported overall housing demand in Ottawa this year.

In particular, estimates of Ottawa's 15+ population to October show steady growth averaging 1.5% on an annual basis. In terms of households, this is an estimated additional 5,600[2] households per year. While early estimates of immigration[3] numbers are down to August this year compared to 2016, the numbers are still substantial at 4,900 new immigrants choosing the National Capital as their intended destination. Immigration gives an added boost to housing demand particularly for rental accommodation since immigrants tend to rent in the first five years since migration.

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Another critical driver of housing demand is employment; particularly key to rental market demand is the full-time employment of people below 45 years of age. To September, the full-time employment of the 15-24 year olds strengthened after a weaker start to the year, while the employment of the 25-44 year olds was on a declining trend over the same period. Both trends supported rental market demand, as stronger employment for the younger age group usually translates into an increase in their demand for rental accommodations, while weaker employment for the older age group may delay the entry into homeownership for some members of this age group.

Figure 1

Source: CMHC, Rental Market Survey 2008-2017. Purpose-built apartments in structures of 3+ units.

Broad-based decline in vacancy rates

Vacancy rates declined for all bedroom count units. However, one-bedroom units had the lowest vacancy rate this year at 1.4% compared to all other bedroom counts, and saw the strongest decline in their vacancy. Bachelor units continued to have the highest turnover rate with just over a quarter

[2] The estimate is based on average growth between 2011 and 2016 according to Canim data.
[3] Immigration, Refugees and Citizenship Canada. Open data for total immigrants and international student numbers.

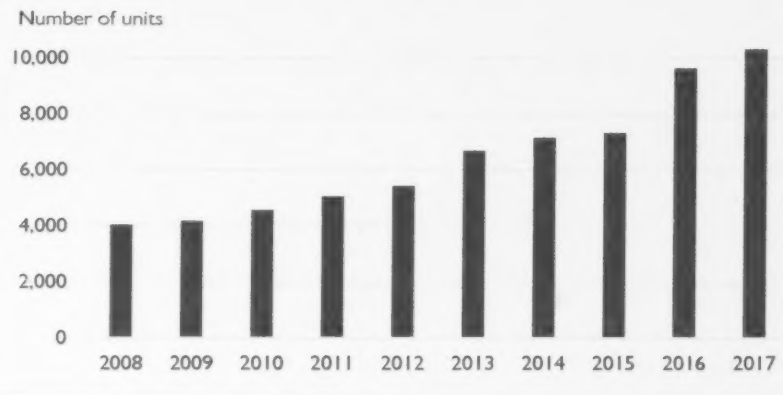
of units changing hands between October 2016 and 2017. Bachelor units are mostly geared toward students and temporary workers explaining the higher turnover rates for such units. Vacancy rates declined in all areas this year, with the largest decline recorded in Western Ottawa and Surrounding Areas. The rise in demand was maybe best reflected on the purpose-built townhomes side, whereby the overall vacancy rate declined significantly by 2.2 percentage points while supply was unchanged.

Fixed sample average rents rose at a slower pace this year

The fixed sample average rent for a two-bedroom apartment increased 2.0% this year, higher than the Ontario rent increase guideline of 1.5% for 2017, but basically around the same rate of increase as last year. Average rents for one- and three-bedroom units also rose around 2%, only bachelor unit average rents rose at a stronger 3.5%. Supply of bachelor units was basically unchanged so that stronger demand for such units may have led landlords to raise rents at a stronger rate. In general, tighter rental market conditions this year encouraged landlords to increase rents.

Figure 2

Condominum Rental Supply Rises At a Slower Rate in 2017

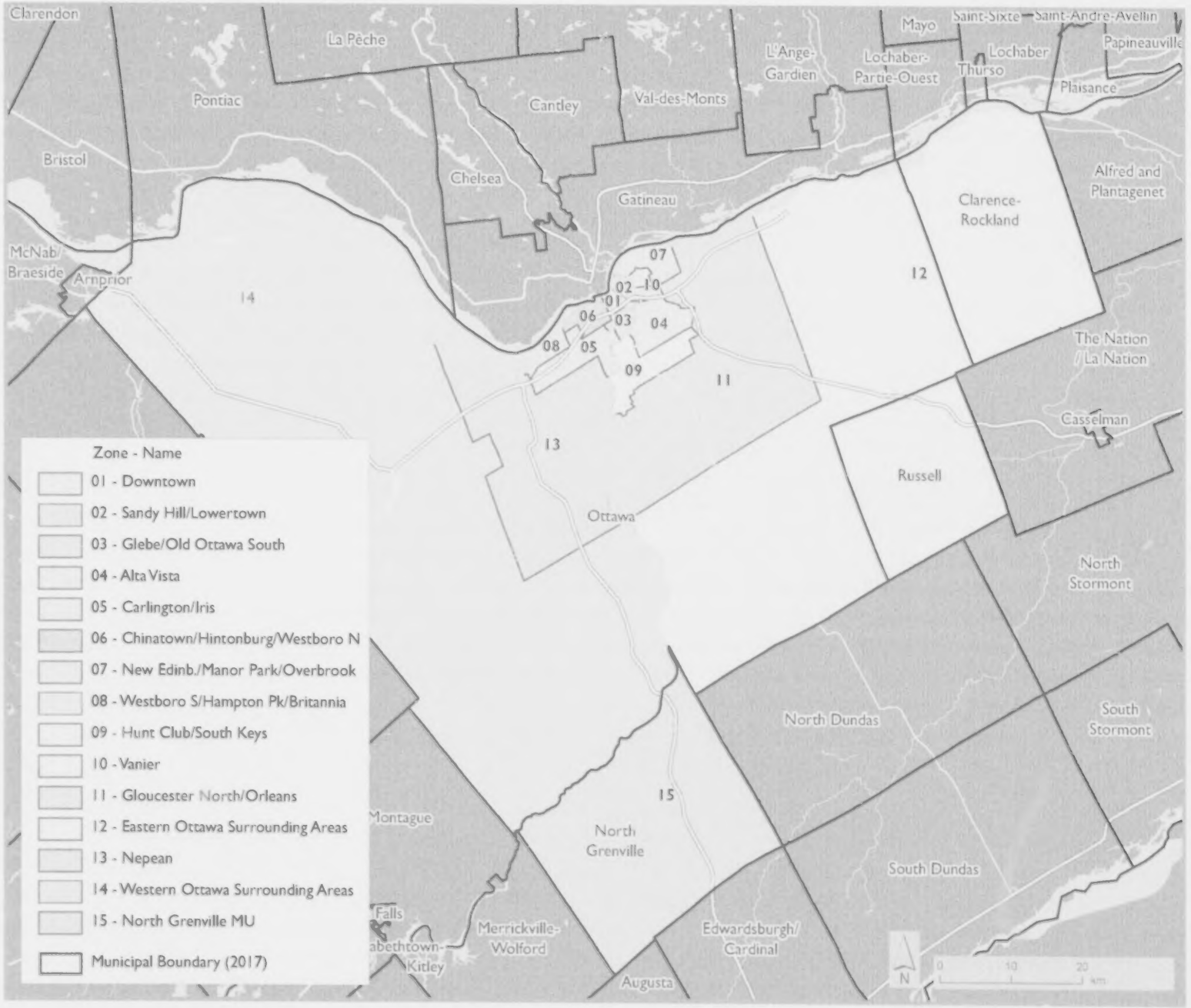


Source: CMHC, Rental Market Survey, 2008-2017

Condominium supply outpaces demand

This year there were an additional 681 condominiums offered for rent compared to 2016, but the number of occupied units rose by 488 units only. The rise in the vacancy rate this year may be a reflection of supply outpacing demand since there were no statically significant changes in average rents regardless of bedroom count for condominiums compared to 2016. However, the premium[4] on average rents for one-, two- and total bedroom count units remained substantially higher at 26%, 27% and 41% than same bedroom count units in the purpose-built rental universe explaining the higher vacancy rate on the condominium side. Explaining some of the rent premiums on rental condominium apartment units is that about 38% of such units are in newer structures built in 2010 and after, compared to less than 5% on the purpose-built rental apartment side. Similarly priced units on the purpose-built side would be in the highest rent quintile, and such units had an overall vacancy rate at 2.6%. This vacancy rate declined from 4.0% last year meaning that purpose-built units in the highest rent quintile were potentially drawing away some of the demand from the condominium side.

[4] The average premium on rental condominium apartments over the previous five years was 26% for one-bedroom units, 22% for two-bedroom units, 25% for three-bedroom units and 33% for all bedrooms.


Clarendon
La Pêche
Pontiac
Bristol
Cantley
Val-des-Monts
L'Ange-Gardien
Mayo
Saint-Sixte
Saint-André-Avellin
Papineauville
Lochaber-Partie-Ouest
Lochaber
Thurso
Plaisance
Chelsea
Gatineau
Alfred and Plantagenet
Clarence-Rockland
McNab/Braeside
Arnprior
14
12
07
02
10
01
06
03
04
08
05
09
11
The Nation / La Nation
Casselman
13
Russell
Ottawa
North Stormont
North Dundas
South Stormont
15
Montague
North Grenville
South Dundas
Falls
Merrickville-Wolford
Edwardsburgh/Cardinal
Augusta
N
0
10
20
km
Zone - Name
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/Westboro N
07 - New Edinb./Manor Park/Overbrook
08 - Westboro S/Hampton Pk/Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
15 - North Grenville MU
Municipal Boundary (2017)

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zone 15	**North Grenville**
Zones 13-15	**Nepean and Western Areas**
Zones 1-15	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas); Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounding Areas); and Zone 15 (North Grenville).
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	1.4	0.6	1.7	0.8	2.6	2.1	3.8	**	1.9	1.1
Sandy Hill/Lowertown	3.9	2.7	4.0	2.3	2.1	2.2	**	1.5	3.4	2.3
Glebe/Old Ottawa South	**	0.0	3.9	0.1	2.1	0.2	**	0.5	3.0	0.2
Alta Vista	2.4	0.7	1.8	1.5	1.9	3.0	**	**	1.9	2.4
Carlington/Iris	1.4	2.2	2.0	1.0	2.7	1.8	5.0	1.6	2.3	1.4
Chinatown/Hintonburg/Westboro N	1.8	1.6	1.8	1.0	1.7	1.7	2.3	**	1.8	1.4
New Edinb./Manor Park/Overbrook	0.0	0.0	2.1	2.0	3.6	2.0	**	0.0	2.6	1.7
Westboro S/Hampton Pk/Britannia	2.4	3.0	1.9	1.4	1.6	1.3	2.7	0.0	1.9	1.4
Hunt Club/South Keys	0.9	**	2.5	1.0	3.7	1.1	17.0	**	3.5	1.0
Former City of Ottawa	2.1	1.5	2.3	1.2	2.4	1.9	3.6	2.0	2.3	1.5
Vanier	**	**	5.4	2.2	4.2	2.1	**	**	**	1.9
Gloucester North/Orleans	**	0.9	1.3	1.4	5.6	2.0	4.2	3.5	4.0	1.9
Eastern Ottawa Surrounding Areas	**	**	1.4	0.0	2.6	0.7	**	**	2.2	0.7
Gloucester/Eastern Areas	0.0	0.9	1.3	1.4	5.2	1.8	4.2	3.5	3.8	1.8
Nepean	5.8	4.0	4.5	2.6	5.0	3.9	**	5.5	5.2	3.6
Western Ottawa Surrounding Areas	**	**	9.6	1.3	1.5	0.6	**	**	5.3	0.9
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	5.8	3.8	6.1	2.2	4.4	3.1	**	5.2	5.3	2.9
Ottawa-Gatineau CMA (Ont. Part)	**2.4**	**1.6**	**2.8**	**1.4**	**3.0**	**2.1**	**	**2.4**	**3.0**	**1.7**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	828	847	1,081	1,094	1,467	1,489	1,648	1,642	1,149	1,160
Sandy Hill/Lowertown	823	834	1,040	1,134	1,312	1,560	1,680	1,908	1,115	1,261
Glebe/Old Ottawa South	842	858	1,005	1,033	1,294	1,342	1,579	1,557	1,153	1,187
Alta Vista	819	842	958	971	1,210	1,189	1,705	1,665	1,078	1,089
Carlington/Iris	801	818	909	937	1,089	1,119	1,301	1,332	983	1,016
Chinatown/Hintonburg/Westboro N	790	828	963	1,017	1,280	1,254	1,771	1,936	1,047	1,075
New Edinb./Manor Park/Overbrook	775	832	939	975	1,113	1,129	1,373	**	1,028	1,097
Westboro S/Hampton Pk/Britannia	818	875	946	961	1,131	1,152	1,267	1,302	1,017	1,035
Hunt Club/South Keys	846	757	891	900	1,055	1,061	**	**	988	979
Former City of Ottawa	816	839	985	1,018	1,217	1,248	1,554	1,681	1,070	1,109
Vanier	686	737	782	869	971	1,018	1,220	1,340	875	948
Gloucester North/Orleans	802	849	930	980	1,069	1,099	1,211	1,207	1,035	1,061
Eastern Ottawa Surrounding Areas	**	**	876	801	906	934	**	**	896	921
Gloucester/Eastern Areas	796	841	925	974	1,047	1,069	1,211	1,207	1,019	1,044
Nepean	886	941	1,004	1,026	1,170	1,199	1,291	1,388	1,116	1,147
Western Ottawa Surrounding Areas	**	**	1,499	1,586	1,725	1,831	**	**	1,625	1,708
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	887	942	1,160	1,201	1,294	1,342	1,297	1,388	1,237	1,281
Ottawa-Gatineau CMA (Ont. Part)	**812**	**836**	**982**	**1,023**	**1,200**	**1,232**	**1,457**	**1,568**	**1,073**	**1,113**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	1,529	1,519	5,035	5,018	2,076	2,088	240	239	8,880	8,864
Sandy Hill/Lowertown	945	947	2,902	2,944	1,692	1,744	410	415	5,949	6,050
Glebe/Old Ottawa South	196	202	1,534	1,537	1,280	1,284	216	217	3,226	3,240
Alta Vista	190	193	3,709	3,698	3,486	3,423	330	304	7,715	7,618
Carlington/Iris	489	491	3,270	3,273	2,758	2,790	213	233	6,730	6,787
Chinatown/Hintonburg/Westboro N	640	659	2,326	2,475	1,176	1,312	144	207	4,286	4,653
New Edinb./Manor Park/Overbrook	230	231	1,269	1,316	1,566	1,658	165	169	3,230	3,374
Westboro S/Hampton Pk/Britannia	437	436	2,711	2,707	2,296	2,295	169	169	5,613	5,607
Hunt Club/South Keys	114	114	1,005	1,005	1,035	1,035	73	73	2,227	2,227
Former City of Ottawa	4,770	4,792	23,761	23,973	17,365	17,629	1,960	2,026	47,856	48,420
Vanier	171	172	1,809	1,807	1,824	1,833	205	204	4,009	4,016
Gloucester North/Orleans	117	108	833	849	1,533	1,542	230	232	2,713	2,731
Eastern Ottawa Surrounding Areas	2	2	70	70	268	268	13	13	353	353
Gloucester/Eastern Areas	119	110	903	919	1,801	1,810	243	245	3,066	3,084
Nepean	151	151	1,693	1,694	2,660	2,676	335	363	4,839	4,884
Western Ottawa Surrounding Areas	2	2	743	742	792	796	10	10	1,547	1,550
North Grenville	1	1	4	4	49	49	3	3	57	57
Nepean/North Grenville/Western Areas	154	154	2,440	2,440	3,501	3,521	348	376	6,443	6,491
Ottawa-Gatineau CMA (Ont. Part)	**5,214**	**5,228**	**28,913**	**29,139**	**24,491**	**24,793**	**2,756**	**2,851**	**61,374**	**62,011**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	2.4	1.2	3.0	2.0	4.1	3.9	**	**	3.3	2.5
Sandy Hill/Lowertown	4.7	4.4	5.1	3.5	2.6	3.5	**	2.5	4.3	3.5
Glebe/Old Ottawa South	**	0.0	6.4	2.1	3.5	1.6	**	0.5	4.7	1.6
Alta Vista	3.5	4.8	4.6	4.6	4.1	5.7	**	11.1	4.3	5.3
Carlington/Iris	3.7	4.4	3.1	2.5	4.4	3.5	**	1.6	3.8	3.0
Chinatown/Hintonburg/Westboro N	3.3	2.8	3.7	2.0	3.0	2.3	4.1	2.6	3.5	2.2
New Edinb./Manor Park/Overbrook	0.7	0.3	4.2	3.4	5.6	3.3	**	**	4.4	3.1
Westboro S/Hampton Pk/Britannia	4.4	5.9	3.7	3.1	2.9	2.2	3.8	1.2	3.4	2.9
Hunt Club/South Keys	3.8	0.9	4.5	2.4	5.7	3.5	17.0	**	5.5	2.8
Former City of Ottawa	3.3	2.9	4.0	2.9	4.0	3.6	4.6	3.5	4.0	3.2
Vanier	**	**	5.9	2.4	4.9	3.0	**	**	7.2	2.4
Gloucester North/Orleans	2.3	1.9	4.5	2.5	7.4	4.1	6.9	5.7	6.4	3.7
Eastern Ottawa Surrounding Areas	**	**	5.6	0.0	2.6	0.7	**	**	3.3	0.7
Gloucester/Eastern Areas	2.3	1.8	4.6	2.4	6.8	3.5	6.9	5.7	6.0	3.3
Nepean	6.4	8.6	7.4	5.3	7.0	6.5	**	6.9	7.5	6.2
Western Ottawa Surrounding Areas	**	**	11.4	1.6	1.7	0.8	**	**	6.2	1.1
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	6.4	8.3	8.7	4.2	6.0	5.1	**	6.5	7.3	5.0
Ottawa-Gatineau CMA (Ont. Part)	**3.7**	**2.9**	**4.5**	**2.9**	**4.5**	**3.8**	**8.0**	**3.8**	**4.6**	**3.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown	++	2.4	3.1	++	3.1	**	++	++	2.7	**
Sandy Hill/Lowertown	2.7	**	++	3.8	++	**	++	++	**	3.0
Glebe/Old Ottawa South	4.2	4.1	++	2.4	3.5	++	**	**	2.2	1.3
Alta Vista	1.2	5.7	1.9	2.3	1.1	2.4	2.3	2.5	1.5	2.3
Carlington/Iris	3.7	1.6	1.2	1.5	++	2.2	++	3.8	0.8	1.7
Chinatown/Hintonburg/Westboro N	4.0	2.9	2.9	2.4	3.7	**	2.6	3.9	2.9	2.5
New Edinb./Manor Park/Overbrook	3.9	4.1	3.9	2.7	2.4	3.3	1.8	4.2	3.0	3.6
Westboro S/Hampton Pk/Britannia	0.9	5.9	1.3	1.7	0.9	++	++	2.9	1.4	1.7
Hunt Club/South Keys	**	++	1.1	1.2	1.5	1.5	**	**	++	0.9
Former City of Ottawa	2.5	3.4	1.9	2.0	1.8	1.8	++	2.5	1.9	2.0
Vanier	2.7	4.9	2.0	3.2	**	2.8	++	++	2.0	2.9
Gloucester North/Orleans	++	3.7	0.8	1.4	0.9	0.7	3.3	-1.1	1.1	0.7
Eastern Ottawa Surrounding Areas	**	**	++	++	-1.2	2.9	**	**	-0.9	**
Gloucester/Eastern Areas	++	2.8	0.9	1.0	0.7	1.0	3.3	-1.1	0.9	0.9
Nepean	4.5	3.0	5.0	1.2	5.0	2.1	**	3.8	5.2	2.0
Western Ottawa Surrounding Areas	**	**	1.6	4.7	2.2	5.2	**	**	2.2	4.9
North Grenville	**	-	**	-	**	-	**	-	**	-
Nepean/North Grenville/Western Areas	4.3	3.0	4.4	2.1	4.3	2.9	**	3.8	4.4	2.8
Ottawa-Gatineau CMA (Ont. Part)	**2.6**	**3.5**	**2.1**	**2.0**	**2.1**	**2.0**	**	**2.3**	**2.1**	**2.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	21.9	**	20.6	15.9	22.0	17.7	**	**	21.2	16.8
Sandy Hill/Lowertown	**	29.6	**	**	24.1	**	**	**	29.2	25.0
Glebe/Old Ottawa South	**	**	33.8	**	28.4	**	**	**	32.0	24.1
Alta Vista	**	**	24.3	29.7	**	**	**	**	26.2	31.7
Carlington/Iris	**	**	21.0	22.7	20.0	22.8	**	**	20.7	22.6
Chinatown/Hintonburg/Westboro N	22.0	**	19.1	**	15.6	**	**	**	18.8	**
New Edinb./Manor Park/Overbrook	26.6	**	19.9	20.6	**	**	**	**	**	17.0
Westboro S/Hampton Pk/Britannia	31.6	27.5	21.1	20.2	17.6	21.8	**	**	20.4	21.3
Hunt Club/South Keys	14.5	**	17.5	**	19.7	24.0	0.0	**	17.8	22.9
Former City of Ottawa	24.8	24.2	23.3	22.1	23.0	24.0	**	**	23.5	22.9
Vanier	**	**	**	**	**	**	**	**	16.1	**
Gloucester North/Orleans	29.3	35.9	21.8	**	17.2	14.9	**	**	20.3	**
Eastern Ottawa Surrounding Areas	**	**	**	**	24.2	**	**	**	22.5	**
Gloucester/Eastern Areas	29.0	35.6	21.5	**	18.6	**	**	**	20.5	19.4
Nepean	**	**	**	28.4	**	30.1	**	36.3	**	30.1
Western Ottawa Surrounding Areas	**	**	**	**	12.0	13.6	**	**	**	12.9
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	**	29.8	**	25.7	**	24.7	**	**	**	26.0
Ottawa-Gatineau CMA (Ont. Part)	**24.4**	**25.8**	**22.0**	**22.7**	**21.3**	**23.8**	**	**	**22.1**	**23.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	5.1	2.9	4.6	2.0	3.2	2.6	2.8	0.7	3.9	2.2
1940 - 1959	3.0	1.0	4.7	2.3	3.3	2.3	**	0.0	4.7	2.0
1960 - 1974	1.8	1.3	2.1	1.3	2.4	2.2	4.6	4.0	2.3	1.7
1975 - 1989	2.2	1.7	1.7	0.9	4.3	1.9	3.2	2.0	2.9	1.5
1990 - 2004	0.0	**	2.4	**	1.3	0.9	**	**	1.7	1.3
2005+	**	**	11.8	1.2	4.1	1.5	**	**	8.1	1.4
Total	2.4	1.6	2.8	1.4	3.0	2.1	**	2.4	3.0	1.7

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	766	774	975	1,013	1,268	1,317	1,618	1,712	1,120	1,149
1940 - 1959	757	777	870	899	1,058	1,040	1,285	1,353	951	963
1960 - 1974	834	868	972	1,004	1,176	1,211	1,436	1,526	1,044	1,086
1975 - 1989	836	849	965	979	1,146	1,169	1,297	1,361	1,055	1,072
1990 - 2004	869	**	1,246	1,344	1,485	1,467	**	**	1,360	1,395
2005+	**	983	1,530	1,597	1,775	1,913	2,012	**	1,682	1,782
Total	812	836	982	1,023	1,200	1,232	1,457	1,568	1,073	1,113

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	**	**	21.0	**	20.2	26.1	**	**	20.0	**
1940 - 1959	23.7	**	18.5	**	**	21.3	**	**	22.8	22.4
1960 - 1974	23.6	24.1	22.3	23.4	18.3	25.7	**	**	21.1	24.4
1975 - 1989	31.2	28.2	23.7	21.5	24.0	23.3	**	**	24.3	22.6
1990 - 2004	**	0.0	26.6	**	20.1	16.8	**	**	22.5	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	24.4	25.8	22.0	22.7	21.3	23.8	**	**	22.1	23.5

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	**	**	3.8	**	**	0.4	**	1.3
6 to 19 Units	**	**	4.4	2.8	3.5	2.4	**	0.7	4.3	2.5
20 to 49 Units	1.7	2.0	3.6	1.8	3.4	2.1	5.2	0.0	3.3	1.9
50 to 99 Units	2.0	1.0	2.0	1.1	3.6	3.8	4.3	**	2.5	2.1
100 to 199 Units	1.6	1.4	2.1	1.2	2.6	1.7	**	4.3	2.4	1.5
200+ Units	1.9	0.9	2.1	1.1	2.6	1.7	2.1	3.4	2.3	1.5
Total	2.4	1.6	2.8	1.4	3.0	2.1	**	2.4	3.0	1.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	778	793	861	929	1,167	1,174	1,446	1,683	1,070	1,141
6 to 19 Units	699	717	848	889	1,080	1,087	1,457	1,454	988	1,011
20 to 49 Units	802	805	973	992	1,172	1,222	1,626	1,672	1,014	1,040
50 to 99 Units	814	852	980	1,023	1,239	1,234	1,406	1,348	1,055	1,077
100 to 199 Units	854	878	1,044	1,081	1,289	1,326	1,413	1,472	1,129	1,163
200+ Units	841	877	1,002	1,039	1,206	1,257	1,459	1,613	1,092	1,147
Total	812	836	982	1,023	1,200	1,232	1,457	1,568	1,073	1,113

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	4.8	0.6	4.0	2.0	1.6	1.3	2.0	1.5	1.1	0.8	0.2	0.5
Sandy Hill/Lowertown	**	**	5.6	4.1	4.5	1.3	1.4	0.4	2.6	**	**	**
Glebe/Old Ottawa South	**	**	3.2	0.5	**	**	**	**	**	**	**	**
Alta Vista	**	**	**	**	**	**	**	3.3	1.1	2.2	2.3	2.3
Carlington/Iris	**	**	4.2	2.1	5.7	4.7	2.6	0.8	1.8	1.6	0.5	0.2
Chinatown/Hintonburg/Westboro N	3.7	**	1.6	2.0	4.0	1.0	0.7	1.4	1.2	0.8	**	**
New Edinb./Manor Park/Overbrook	**	**	**	**	0.6	2.1	0.5	0.7	2.9	1.2	**	**
Westboro S/Hampton Pk/Britannia	0.0	0.0	2.3	**	**	**	**	**	2.8	1.9	1.1	0.9
Hunt Club/South Keys	**	**	2.6	**	**	**	**	**	3.2	1.1	**	**
Former City of Ottawa	5.2	1.9	4.1	2.5	3.4	1.9	1.5	1.3	1.8	1.4	1.5	1.2
Vanier	**	**	5.6	2.8	4.7	**	**	**	**	**	**	**
Gloucester North/Orleans	**	**	**	2.1	**	1.8	1.5	1.2	0.1	0.0	**	4.0
Eastern Ottawa Surrounding Areas	0.0	0.0	**	**	**	**	**	**	-	-	-	-
Gloucester/Eastern Areas	0.0	0.0	1.9	1.7	**	**	2.2	1.0	0.1	0.0	**	4.0
Nepean	-	-	**	2.0	2.9	1.4	**	8.6	5.5	2.8	**	2.9
Western Ottawa Surrounding Areas	**	**	**	**	2.1	0.9	**	**	5.9	0.5	**	**
North Grenville	**	**	**	**	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	**	**	**	1.5	2.5	1.1	**	8.6	5.6	2.1	4.8	2.8
Ottawa-Gatineau CMA (Ont. Part)	**	1.3	4.3	2.5	3.3	1.9	2.5	2.1	2.4	1.5	2.3	1.5

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	**	**	**	**	**	**	14.7	**
6 to 19 Units	**	**	18.9	19.3	22.2	23.3	**	**	22.0	22.1
20 to 49 Units	**	**	21.1	**	20.3	14.5	**	**	20.9	19.9
50 to 99 Units	**	**	**	20.5	**	24.5	**	**	**	21.8
100 to 199 Units	29.0	24.6	23.0	22.1	20.3	21.4	**	**	22.8	22.0
200+ Units	26.1	26.9	26.7	24.3	23.2	30.4	23.7	**	25.3	26.8
Total	24.4	25.8	22.0	22.7	21.3	23.8	**	**	22.1	23.5

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)										
LT $750	5.2	2.1	**	3.6	0.0	0.0	**	**	4.7	2.8
$750 - $899	1.7	1.5	3.5	1.5	2.1	4.8	**	0.0	2.9	1.8
$900 - $1049	2.9	1.6	1.8	1.3	3.3	1.5	**	0.0	2.6	1.4
$1050 - $1199	**	**	1.9	1.4	3.3	1.7	**	2.0	2.7	1.6
$1200 - $1349	**	**	3.9	2.2	3.4	3.2	**	1.4	3.6	2.8
$1350+	**	**	8.9	1.3	2.6	2.5	5.7	3.0	4.5	2.3
Total	2.4	1.6	2.8	1.4	3.0	2.1	**	2.4	3.0	1.7

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	0.0	2.3	**	1.9	1.8
Alta Vista	-	-	**	**	**	**	**	**	**	**
Carlington/Iris	-	-	-	-	**	**	0.7	0.0	0.4	0.7
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	0.0
New Edinb./Manor Park/Overbrook	-	-	**	**	1.1	0.2	1.7	1.5	1.3	0.8
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	5.3	1.8	5.2	1.5
Former City of Ottawa	**	**	0.0	0.0	2.4	2.0	**	2.2	4.8	2.1
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	3.2	2.8	1.4	0.2	1.5	0.4
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	2.3	2.0	1.4	0.2	1.5	0.4
Nepean	**	**	**	**	4.1	1.6	4.6	1.7	4.5	1.6
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	2.6	1.6	4.6	1.7	4.1	1.6
Ottawa-Gatineau CMA (Ont. Part)	**	**	0.0	0.0	2.5	1.8	4.3	1.5	3.8	1.6

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	1,293	**	1,773	1,653	1,521	1,447
Glebe/Old Ottawa South	-	-	**	**	**	1,426	1,567	1,656	1,474	1,545
Alta Vista	-	-	**	**	**	**	**	1,362	**	1,297
Carlington/Iris	-	-	-	-	**	**	1,291	1,275	1,248	1,281
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	-	-	**	**	1,014	1,038	1,142	1,164	1,072	1,094
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	1,257	**
Hunt Club/South Keys	-	-	-	-	**	**	1,527	**	1,488	**
Former City of Ottawa	**	**	814	927	1,076	1,114	1,358	1,313	1,259	1,225
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	1,337	1,392	1,244	1,297	1,249	1,302
Eastern Ottawa Surrounding Areas	-	-	-	-	1,011	1,093	-	-	1,011	1,093
Gloucester/Eastern Areas	-	-	-	-	1,245	1,308	1,244	1,297	1,244	1,297
Nepean	**	**	**	**	1,283	1,310	1,360	1,432	1,344	1,400
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	1,288	1,307	1,360	1,432	1,341	1,398
Ottawa-Gatineau CMA (Ont. Part)	**	**	797	910	1,196	1,209	1,332	1,366	1,295	1,319

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	0	0	5	5	6	6	14	14	25	25
Sandy Hill/Lowertown	0	0	6	6	27	30	35	32	68	68
Glebe/Old Ottawa South	0	0	5	5	7	10	47	44	59	59
Alta Vista	0	0	1	1	121	121	504	504	626	626
Carlington/Iris	0	0	0	0	138	138	223	223	361	361
Chinatown/Hintonburg/Westboro N	2	2	10	10	32	32	38	38	82	82
New Edinb./Manor Park/Overbrook	0	0	29	29	482	483	501	502	1,012	1,014
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	38	30	32	64	70
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	2	2	56	56	867	878	1,506	1,503	2,431	2,439
Vanier	0	0	3	3	6	6	45	45	54	54
Gloucester North/Orleans	0	0	0	0	62	68	1,271	1,277	1,333	1,345
Eastern Ottawa Surrounding Areas	0	0	0	0	29	29	0	0	29	29
Gloucester/Eastern Areas	0	0	0	0	91	97	1,271	1,277	1,362	1,374
Nepean	3	3	4	4	809	782	2,561	2,589	3,377	3,378
Western Ottawa Surrounding Areas	0	0	0	0	56	56	246	246	302	302
North Grenville	0	0	3	3	12	12	0	0	15	15
Nepean/North Grenville/Western Areas	3	3	7	7	877	850	2,807	2,835	3,694	3,695
Ottawa-Gatineau CMA (Ont. Part)	**5**	**5**	**66**	**66**	**1,841**	**1,831**	**5,629**	**5,660**	**7,541**	**7,562**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	10.0	2.3	**	1.9	3.6
Alta Vista	-	-	**	**	**	**	**	**	**	**
Carlington/Iris	-	-	-	-	**	**	**	1.2	3.2	1.4
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	0.0
New Edinb./Manor Park/Overbrook	-	-	**	**	1.1	1.2	2.8	2.1	1.9	1.6
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	6.1	4.4	6.0	3.7
Former City of Ottawa	**	**	0.0	0.0	3.3	2.7	**	3.1	5.6	2.9
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	4.8	5.6	3.2	1.3	3.3	1.5
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	4.6	4.0	3.2	1.3	3.3	1.5
Nepean	**	**	**	**	**	3.9	6.3	3.9	6.8	3.9
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	**	3.9	6.3	3.9	6.2	3.9
Ottawa-Gatineau CMA (Ont. Part)	**	**	**0.0**	**0.0**	**4.8**	**3.2**	**5.7**	**3.1**	**5.4**	**3.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	++	++	++
Glebe/Old Ottawa South	-	-	**	**	**	**	**	**	3.6	**
Alta Vista	-	-	**	**	**	**	**	**	**	**
Carlington/Iris	-	-	-	-	**	**	++	**	++	5.7
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	-	-	**	**	++	2.6	++	12.0	1.4	2.3
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	++	**
Hunt Club/South Keys	-	-	-	-	**	**	**	**	**	**
Former City of Ottawa	**	**	++	++	++	3.6	++	**	1.3	2.4
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	4.5	1.9	1.2	2.5	1.4	2.4
Eastern Ottawa Surrounding Areas	-	-	-	-	++	4.7	-	-	++	4.7
Gloucester/Eastern Areas	-	-	-	-	3.3	2.9	1.2	2.5	1.4	2.5
Nepean	**	**	**	**	**	3.6	2.7	4.1	2.5	4.1
Western Ottawa Surrounding Areas	-	-	-	-	**	-	**	-	**	-
North Grenville	-	-	-	-	-	-	-	-	-	-
Nepean/North Grenville/Western Areas	**	**	**	**	**	3.6	2.7	4.1	2.5	4.1
Ottawa-Gatineau CMA (Ont. Part)	**	**	++	**	1.4	3.6	1.5	5.3	1.8	3.2

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	0.0	**	**	**	12.7
Alta Vista	-	-	**	**	**	**	**	**	**	**
Carlington/Iris	-	-	-	-	**	**	**	**	**	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	-	-	**	**	16.5	8.9	**	**	**	8.9
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	**	**	**	**
Former City of Ottawa	**	**	**	**	16.6	13.4	**	12.4	**	12.8
Vanier	-	-	**	**	**	**	**	**	**	**
Gloucester North/Orleans	-	-	-	-	3.8	**	**	**	**	**
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	**	**	**	**	**	**
Nepean	**	**	**	**	**	**	**	15.7	**	15.9
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
North Grenville	-	-	**	**	**	**	-	-	**	**
Nepean/North Grenville/Western Areas	**	**	**	**	**	**	**	15.7	**	16.0
Ottawa-Gatineau CMA (Ont. Part)	**	**	**	**	**	**	**	**	**	16.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	1.4	0.6	1.7	0.8	2.6	2.1	3.8	**	1.9	1.1
Sandy Hill/Lowertown	3.9	2.7	4.0	2.3	2.3	2.2	**	1.6	3.5	2.3
Glebe/Old Ottawa South	**	0.0	3.9	0.1	2.1	0.2	**	0.8	3.0	0.2
Alta Vista	2.4	0.7	1.8	1.5	2.2	3.3	**	**	2.8	2.7
Carlington/Iris	1.4	2.2	2.0	1.0	2.5	1.8	**	0.9	2.2	1.4
Chinatown/Hintonburg/Westboro N	1.8	1.6	1.8	1.0	1.7	1.7	3.6	**	1.8	1.3
New Edinb./Manor Park/Overbrook	0.0	0.0	2.1	1.9	2.9	1.5	2.0	1.0	2.3	1.5
Westboro S/Hampton Pk/Britannia	2.4	3.0	1.9	1.4	1.6	1.3	2.1	0.0	1.8	1.4
Hunt Club/South Keys	0.9	**	2.5	1.0	3.7	1.1	10.3	1.1	3.6	1.0
Former City of Ottawa	2.1	1.5	2.3	1.2	2.4	1.9	4.8	2.1	2.5	1.6
Vanier	**	**	5.4	2.2	4.1	2.0	**	**	**	2.0
Gloucester North/Orleans	**	0.9	1.3	1.4	5.5	2.0	1.9	0.7	3.2	1.4
Eastern Ottawa Surrounding Areas	**	**	1.4	0.0	2.3	0.7	**	**	2.1	0.6
Gloucester/Eastern Areas	0.0	0.9	1.3	1.4	5.0	1.8	1.9	0.7	3.1	1.3
Nepean	5.8	4.0	4.5	2.6	4.9	3.4	5.1	2.2	4.9	2.8
Western Ottawa Surrounding Areas	**	**	9.6	1.3	1.1	0.6	**	**	4.4	0.9
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	5.8	3.8	6.1	2.2	4.1	2.8	5.1	2.2	4.9	2.5
Ottawa-Gatineau CMA (Ont. Part)	**2.4**	**1.6**	**2.8**	**1.4**	**3.0**	**2.1**	**5.0**	**1.8**	**3.1**	**1.7**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	828	847	1,081	1,094	1,462	1,484	1,648	1,642	1,148	1,160
Sandy Hill/Lowertown	823	834	1,039	1,134	1,312	1,555	1,687	1,888	1,119	1,263
Glebe/Old Ottawa South	842	858	1,004	1,033	1,293	1,343	1,578	1,570	1,159	1,194
Alta Vista	819	842	958	971	1,210	1,186	1,520	1,445	1,109	1,106
Carlington/Iris	801	818	909	937	1,096	1,128	1,296	1,304	997	1,030
Chinatown/Hintonburg/Westboro N	790	828	962	1,016	1,278	1,254	1,648	1,837	1,051	1,080
New Edinb./Manor Park/Overbrook	775	832	938	973	1,087	1,105	1,206	1,378	1,038	1,096
Westboro S/Hampton Pk/Britannia	818	875	946	961	1,131	1,151	1,268	1,286	1,020	1,036
Hunt Club/South Keys	846	757	891	900	1,058	1,066	1,593	**	1,017	1,010
Former City of Ottawa	816	839	984	1,018	1,211	1,240	1,461	1,521	1,079	1,114
Vanier	686	737	782	868	971	1,017	1,217	1,327	877	950
Gloucester North/Orleans	802	849	930	980	1,081	1,113	1,238	1,284	1,107	1,144
Eastern Ottawa Surrounding Areas	**	**	876	801	917	947	**	**	905	935
Gloucester/Eastern Areas	796	841	925	974	1,058	1,083	1,238	1,284	1,090	1,126
Nepean	886	941	1,004	1,026	1,192	1,227	1,352	1,426	1,211	1,253
Western Ottawa Surrounding Areas	**	**	1,499	1,586	1,615	1,831	**	**	1,572	1,708
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	887	942	1,160	1,199	1,293	1,335	1,352	1,426	1,275	1,323
Ottawa-Gatineau CMA (Ont. Part)	**812**	**836**	**982**	**1,022**	**1,200**	**1,231**	**1,372**	**1,435**	**1,097**	**1,136**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	1,529	1,519	5,040	5,023	2,082	2,094	254	253	8,905	8,889
Sandy Hill/Lowertown	945	947	2,908	2,950	1,719	1,774	445	447	6,017	6,118
Glebe/Old Ottawa South	196	202	1,539	1,542	1,287	1,294	263	261	3,285	3,299
Alta Vista	190	193	3,710	3,699	3,607	3,544	834	808	8,341	8,244
Carlington/Iris	489	491	3,270	3,273	2,896	2,928	436	456	7,091	7,148
Chinatown/Hintonburg/Westboro N	642	661	2,336	2,485	1,208	1,344	182	245	4,368	4,735
New Edinb./Manor Park/Overbrook	230	231	1,298	1,345	2,048	2,141	666	671	4,242	4,388
Westboro S/Hampton Pk/Britannia	437	436	2,711	2,707	2,330	2,333	199	201	5,677	5,677
Hunt Club/South Keys	114	114	1,005	1,005	1,055	1,055	187	187	2,361	2,361
Former City of Ottawa	4,772	4,794	23,817	24,029	18,232	18,507	3,466	3,529	50,287	50,859
Vanier	171	172	1,812	1,810	1,830	1,839	250	249	4,063	4,070
Gloucester North/Orleans	117	108	833	849	1,595	1,610	1,501	1,509	4,046	4,076
Eastern Ottawa Surrounding Areas	2	2	70	70	297	297	13	13	382	382
Gloucester/Eastern Areas	119	110	903	919	1,892	1,907	1,514	1,522	4,428	4,458
Nepean	154	154	1,697	1,698	3,469	3,458	2,896	2,952	8,216	8,262
Western Ottawa Surrounding Areas	2	2	743	742	848	852	256	256	1,849	1,852
North Grenville	1	1	7	7	61	61	3	3	72	72
Nepean/North Grenville/Western Areas	157	157	2,447	2,447	4,378	4,371	3,155	3,211	10,137	10,186
Ottawa-Gatineau CMA (Ont. Part)	**5,219**	**5,233**	**28,979**	**29,205**	**26,332**	**26,624**	**8,385**	**8,511**	**68,915**	**69,573**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	2.4	1.2	3.0	2.0	4.1	3.9	**	**	3.3	2.5
Sandy Hill/Lowertown	4.7	4.4	5.1	3.5	2.8	3.4	3.7	2.6	4.4	3.5
Glebe/Old Ottawa South	**	0.0	6.4	2.1	3.4	1.7	**	0.8	4.7	1.7
Alta Vista	3.5	4.8	4.6	4.6	4.3	5.9	**	**	5.0	5.4
Carlington/Iris	3.7	4.4	3.1	2.5	4.4	3.4	4.7	1.4	3.8	2.9
Chinatown/Hintonburg/Westboro N	3.3	2.8	3.7	2.0	3.0	2.2	4.9	**	3.5	2.2
New Edinb./Manor Park/Overbrook	0.7	0.3	4.1	3.3	4.4	2.8	2.8	2.5	3.8	2.7
Westboro S/Hampton Pk/Britannia	4.4	5.9	3.7	3.1	2.9	2.2	3.0	1.0	3.4	2.9
Hunt Club/South Keys	3.8	0.9	4.5	2.4	5.7	3.4	10.8	2.7	5.5	2.8
Former City of Ottawa	3.3	2.9	4.0	2.9	3.9	3.6	5.6	3.4	4.0	3.2
Vanier	**	**	5.8	2.4	4.9	3.0	**	**	7.1	2.5
Gloucester North/Orleans	2.3	1.9	4.5	2.5	7.3	4.2	3.8	1.9	5.3	2.9
Eastern Ottawa Surrounding Areas	**	**	5.6	0.0	2.7	0.7	**	**	3.4	0.6
Gloucester/Eastern Areas	2.3	1.8	4.6	2.4	6.7	3.6	3.8	1.9	5.2	2.7
Nepean	6.4	8.6	7.4	5.3	7.4	5.9	6.9	4.3	7.2	5.3
Western Ottawa Surrounding Areas	**	**	11.4	1.6	1.3	0.8	**	**	5.2	1.1
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	6.4	8.3	8.7	4.2	6.0	4.9	6.9	4.3	6.9	4.6
Ottawa-Gatineau CMA (Ont. Part)	**3.7**	**2.9**	**4.5**	**2.9**	**4.6**	**3.7**	**6.4**	**3.4**	**4.7**	**3.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Downtown	++	2.4	3.1	++	3.1	**	++	++	2.6	**
Sandy Hill/Lowertown	2.7	**	++	3.9	++	**	++	++	1.5	3.0
Glebe/Old Ottawa South	4.2	4.1	++	2.4	3.5	++	1.8	2.5	2.3	1.4
Alta Vista	1.2	5.7	1.9	2.3	1.1	2.4	2.3	2.5	1.5	2.3
Carlington/Iris	3.7	1.6	1.2	1.5	++	2.5	++	3.8	0.8	1.9
Chinatown/Hintonburg/Westboro N	4.0	2.9	2.9	2.4	3.7	**	2.6	3.9	2.9	2.5
New Edinb./Manor Park/Overbrook	3.9	4.1	3.4	2.9	2.0	3.1	++	**	2.4	3.1
Westboro S/Hampton Pk/Britannia	0.9	5.9	1.3	1.7	0.9	++	++	2.9	1.4	1.7
Hunt Club/South Keys	**	++	1.1	1.2	1.6	1.5	**	**	++	0.9
Former City of Ottawa	2.5	3.4	1.9	2.1	1.8	1.9	++	3.2	1.8	2.0
Vanier	2.7	4.9	2.0	3.2	**	2.7	++	++	2.0	2.9
Gloucester North/Orleans	++	3.7	0.8	1.4	1.0	0.8	2.3	0.6	1.2	1.2
Eastern Ottawa Surrounding Areas	**	**	++	++	-0.9	3.1	**	**	++	2.7
Gloucester/Eastern Areas	++	2.8	0.9	1.0	0.8	1.1	2.3	0.6	1.0	1.4
Nepean	4.5	3.0	5.0	1.2	4.6	2.4	4.1	4.0	4.3	2.7
Western Ottawa Surrounding Areas	**	**	1.6	4.7	2.2	5.2	**	**	2.2	4.9
North Grenville	**	-	**	-	**	-	**	-	**	-
Nepean/North Grenville/Western Areas	4.3	3.0	4.4	2.1	4.1	3.0	4.0	4.0	3.9	3.1
Ottawa-Gatineau CMA (Ont. Part)	**2.6**	**3.5**	**2.1**	**2.1**	**2.1**	**2.0**	**2.4**	**3.0**	**2.1**	**2.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	21.9	**	20.6	15.9	21.9	17.5	**	**	21.2	16.7
Sandy Hill/Lowertown	**	29.6	**	**	24.1	**	**	**	29.1	24.9
Glebe/Old Ottawa South	**	**	33.7	**	28.2	**	**	**	31.6	23.9
Alta Vista	**	**	24.3	29.7	**	**	**	23.7	24.1	31.0
Carlington/Iris	**	**	21.0	22.7	19.8	22.4	**	**	20.5	21.8
Chinatown/Hintonburg/Westboro N	22.0	**	19.0	**	16.0	**	**	**	18.8	**
New Edinb./Manor Park/Overbrook	26.6	**	20.2	20.6	**	14.5	**	**	**	15.0
Westboro S/Hampton Pk/Britannia	31.6	27.5	21.1	20.2	17.5	21.5	**	**	20.5	21.1
Hunt Club/South Keys	14.5	**	17.5	**	19.7	24.0	**	**	18.2	22.9
Former City of Ottawa	24.8	24.2	23.3	22.1	22.7	23.3	**	16.8	23.2	22.4
Vanier	**	**	**	**	**	**	**	**	16.0	**
Gloucester North/Orleans	29.3	35.9	21.8	**	16.4	**	**	**	**	**
Eastern Ottawa Surrounding Areas	**	**	**	**	24.0	19.3	**	**	22.6	20.2
Gloucester/Eastern Areas	29.0	35.6	21.5	**	18.0	16.1	**	**	20.9	**
Nepean	**	**	**	28.5	**	26.9	**	18.6	**	24.1
Western Ottawa Surrounding Areas	**	**	**	**	12.0	13.6	**	**	**	12.9
North Grenville	**	**	**	**	**	**	**	**	**	**
Nepean/North Grenville/Western Areas	**	29.8	**	25.8	**	23.4	**	18.8	**	22.4
Ottawa-Gatineau CMA (Ont. Part)	**24.4**	**25.8**	**22.0**	**22.7**	**21.2**	**23.1**	**24.5**	**19.3**	**22.2**	**22.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa-Gatineau CMA (Ont. Part) - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	1.3	4.3	2.6	1.4
Inner Suburbs	1.3	3.6	2.7	1.8
Outer Suburbs	0.8	**	3.8	2.0
Ottawa-Gatineau CMA (Ont. Part)	**1.1**	**2.9**	**3.0**	**1.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	843	1,436	1,097	1,836	1,478	**	1,752
Inner Suburbs	**	827	1,279	962	1,617	1,154	**	1,597
Outer Suburbs	**	838	1,178	1,024	1,336	1,185	1,517	1,327
Ottawa-Gatineau CMA (Ont. Part)	****	**836**	**1,290**	**1,023**	**1,566**	**1,232**	****	**1,568**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	**	**	1,435	1,436	1,910	1,836	**	**	1,922	1,890
Inner Suburbs	**	**	1,140	1,279	1,600	1,617	**	**	1,655	1,513
Outer Suburbs	**	**	1,068	1,178	1,335	1,336	1,453	1,517	1,282	1,341
Ottawa-Gatineau CMA (Ont. Part)	**	**	**1,234**	**1,290**	**1,551**	**1,566**	**1,769**	**	**1,560**	**1,564**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) by Building Size Ottawa-Gatineau CMA (Ont. Part) - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	4.1	1.5	4.9	2.1
25 to 49 Units	1.4	3.8	2.6	1.8
50 to 99 Units	1.0	1.3	2.5	2.1
100 to 199 Units	0.9	**	2.4	1.5
200+ Units	0.8	2.5	2.3	1.5
Total	1.1	2.9	3.0	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa-Gatineau CMA (Ont. Part) - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown	9,221	9,209	3,447	3,524	37.4	38.3	1.3	4.3
Inner Suburbs	10,721	10,789	2,634	2,718	24.6	25.2	1.3	3.6
Outer Suburbs	13,667	14,036	3,533	4,087	25.9	29.1	0.8	**
Ottawa-Gatineau CMA (Ont. Part)	**33,609**	**34,034**	**9,635**	**10,316**	**28.7**	**30.3**	**1.1**	**2.9**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Ottawa-Gatineau CMA (Ont. Part) - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,826	1,870	407	489	22.3	26.2	4.1	1.5
25 to 49 Units	3,202	3,269	786	815	24.5	24.9	1.4	3.8
50 to 99 Units	5,580	5,795	1,487	1,556	26.6	26.8	1.0	1.3
100 to 199 Units	12,911	13,172	3,461	3,935	26.8	29.9	0.9	**
200+ Units	10,090	9,928	3,436	3,458	34.1	34.8	0.8	2.5
Total	33,609	34,034	9,635	10,316	28.7	30.3	1.1	2.9

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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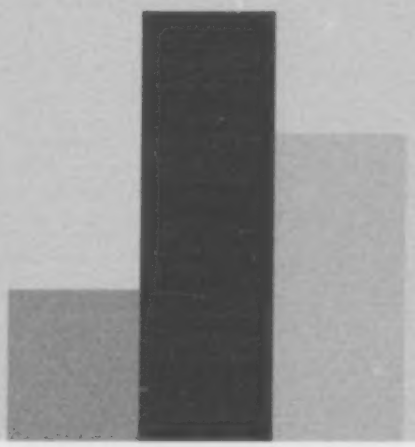

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